

42-113

PK7016PG051

WARRANTY DEED  
025155

TRANSFER  
TAX  
PAID

**WILLIAM KLEIN**, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **HERBERT R. JORDAN, JR.**, of Box 262, Madison, Maine 04950, with **Warranty Covenants**, the land in **Waterville**, Kennebec County and State of Maine.

A certain lot or parcel of land together with the building thereon, situated in said Waterville, and being Lot #30 on Plan of Rosemar Park, as amended, dated April, 1951, and recorded in the Kennebec County Registry of Deeds, Plan Book 17, Page 86-87, to which plan reference is hereby made for a more particular description.

BEING the same premises conveyed to William M. Klein by Warranty Deed of David E. Bernier and Karen D. Unger, f/k/a Karen D. Unger-Bernier dated August 31, 1993 and recorded at the Kennebec County Registry of Deeds at Book 4483, Page 157.

The above described premises is conveyed subject to the following restrictions:

- (a) That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand, upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary line;
- (b) That no residence for more than two (2) families will be built thereon;
- (c) That no trade or business will be carried on thereon;
- (d) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
- (e) That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;

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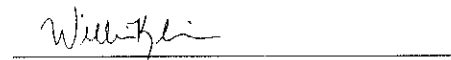
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(f) That no dwelling house costing less than six thousand (\$6,000.00) dollars shall be built thereon.

**WITNESS** my hand and seal this 9th day of August, 2002.



  
WILLIAM KLEIN

**State of Maine**  
**Kennebec, ss**

Then personally appeared the above named William Klein and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

**David J. Roy**  
Notary Public, Maine  
My Commission Expires July 21, 2008

RECEIVED KENNEBEC SS.

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ATTEST:   
REGISTER OF DEEDS